

BLUEBONNET RIDGE HOMEOWNERS ASSOCIATION
PROPERTY, LOT AND YARD MAINTENANCE POLICY

WHEREAS, Declarant prepared the Declaration of Covenants, Conditions, and Restrictions (the "Original Declaration") dated May 15, 1985, and recorded same on May 16, 1985, in Volume 226 Page 637 of the Real Property Records of Rockwall County, Texas; and

WHEREAS, the Original Declaration was amended and replaced by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Bluebonnet Ridge (the "Amended Declaration") dated May 28, 2015, and recorded on May 28, 2015 as Instrument #20150000007564 in the Deed Records of Rockwall County, Texas; and

WHEREAS, Bluebonnet Ridge Homeowners Association (the "Association") is the property owners' association created by the Declarant to manage or regulate the planned development subject to the Declaration; and

WHEREAS, Article Ten, Section 10.02 of the Amended Declaration provides that the Owners, by affirmative vote of the Owners representing a majority of those present, in person, by proxy, by absentee ballot, or by electronic ballot at an Owners meeting, may make and authorize the Board to enforce reasonable rules, regulations, and policies governing the use and appearance of the Properties, in addition to further defining or limiting the rights, covenants and restrictions set forth in the Amended Declaration; and

WHEREAS, the Owners wish to establish rules, regulations, and policies for Property, Lot, and Yard Maintenance in Bluebonnet Ridge, to be enforced by the Board; and

NOW, THEREFORE, BE IT RESOLVED THAT the following rules, regulations and polices are hereby adopted governing property, lot and yard maintenance in Bluebonnet Ridge.

Section A: It is each Owner's responsibility to keep their lot and lawn free of debris including, but not limited to, mowing of all lawns, the pruning and cutting of all trees and shrubbery. **Weeds or grass growing to a height greater 6 inches above grade upon the majority of any lawn** or parkway shall be deemed a nuisance. Dead trees and limbs that have fallen from trees that are not removed immediately shall also be deemed a nuisance.

Section B: Owners shall have grass and weed trimming performed around culverts, trees, markers, electric transformers, other above ground implements, and front and side fences adjacent to greenbelts and parkways at least once per month during growing season. A three foot wide section of grass shall be mowed and maintained to a height not to exceed 6 inches along the inside fence line along front and side fences adjacent to greenbelts and parkways.

Section C: Owners shall not allow a predominance of the grass and weeds in pastures to reach a height greater than 18". An exception to this may be considered when during season, a

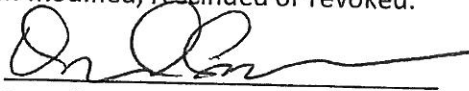
pasture used for hay or crop production on an improved lot will be allowed to be cut and baled at premium production times in lieu of the 18" restriction.

Section D: Violations of the above requirements will be enforced under the Association's FINE AND ENFORCEMENT POLICY.

IT IS FURTHER RESOLVED that this Property, Lot, and Yard Maintenance Policy is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was approved by the Owners at a meeting of same on October 25, 2015 and adopted by the Board of Directors at a meeting of same on November 17, 2015, and has not been modified, rescinded or revoked.

DATE: 10-18-2015

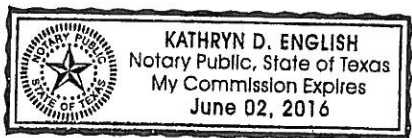


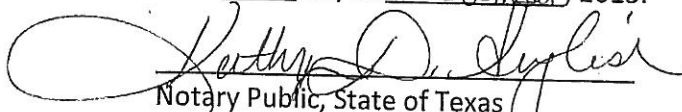
President

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared DAVID ENGLISH, PRESIDENT of Bluebonnet Ridge Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17th day of November, 2015.




Notary Public, State of Texas
6-2-2016
My Commission Expires